Engineering Comments will be available at the DRC Meeting.

Division: Fire **Member**: Albert Weber

761-5875

Project Name: Miami Iron worker's Local 272 Case #: 6-ZR-01

Date: 10-4-01

Comments:

1) Fire sprinkler plans required at permit due to open stair inside building. See 1807 SFBC.

- 2) Smoke detection system required at permit due to 1807 SFBC.
- 3) Flow test required.
- 4) Show fire and sprinkler mains on cilvil plan along with the DDC, FDC, and hydrant.

Division: Info. Systems **Member:** Mark Pallans (GRG)

828-5790

Project Name: Miami Iron Workers Local 272 Bldgs. **Case #:** 6-ZR-01

Date: October 9, 2001

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape Member: Dave Gennaro

828-5200

Project Name: Miami Iron Workers Local 272 Bldgs **Case #**: 6-ZR-01

Date: 10/9/01

Comments:

1. As per Sec. 47-21.9 F. "Existing VUA's shall be considered as new and brought into conformity with the minimum requirements of this section upon the occurance of any one of the following conditions:

- 3. When a building or use has lost its nonconforming status in accordance with Section 47-3, Nonconforming Uses, Structures and Lots.
- 4. When there has been a denial of a change of use, pursuant to Sec. 47-3.5 and the change of use will result in a use, structure or both being required to meet the ULDR requirements. "If this is the case, submit Landscape Plan that shows that all current Code requirements are met. This would include 8' peninsula tree islands @ the end of the parking spaces, min. 10' average buffer adjacent to R.O.W's, tree count & mix, as well as other requirements. Otherwise, landscape maintenance or retroactive vehicular use area requirements apply.
 - 2. Residential Landscape Buffer-yard requirements may apply. If this is applicable, revise plan as required.
 - 3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
 - 4. Street tree requirements apply. Landscape plan to provide a street tree scheme.
 - 5. Landscape plan to contain the name of the Landscape Architect who prepared the plan.

Division: Planning **Member**: Daniel Siff

Project Name: Miami Iron Workers Local 272 Bldgs. **Case #:** 6-ZR-01

Date: October 9, 2001

Comments:

This is a request for a change of use from Civic Club to Vocational School, and a request to rezone from RMM-25 to CB with the allocation of flex. The Planning and Zoning Board and the City Commission will review this project.

- 1. The subject site is currently zoned RMM-25. The existing land use designation is Residential Medium High 16 to 25 du/ac. The proposed zoning change to CB would require the allocation of flex. The site is in flex zone 50, and there are currently 58.69 acres of residential to commercial flex available.
- 2. Prior to Final DRC signoff, please provide a copy of the most current recorded plat and all its amendments for the subject site.
- 3. Please include the following in the site data table, referred to as the zoning legend on the first page of the plans:
 - a. Required and proposed setbacks for the project.
 - b. Separate square footage calculations for the first and second floors of the project.
 - c. A correct FAR calculation (Total Building Sq. Ft./Site Area)
 - d. Corrected parking calculations:
 - i. 1^{st} Floor at 1/150 = 12,430/150 = 83 spaces
 - ii. 2^{nd} Floor- at 1/400 = 7.926.5/400 = 20 spaces
 - e. Please refer to building footprint ratio as lot coverage
 - f. The Land Use designation is currently Residential Medium High
- 4. Please provide a detailed text narrative describing the following aspects of the proposed operation:
 - a. Will the Moose Lodge still meet in the building?
 - b. How will the second floor be used?
 - c. Will there be an outdoor PA system?
 - d. Hours of operation, security, waste disposal.
 - e. General description of how the building will be used and operated.
 - f. With reference to the welding on site, will flammable fuels be stored on site. If so, please comply with the requirements of 47-18.13.

- g. Please provide documentation demonstrating that the doors to the welding shop will be closed while welding is occurring and that the welding will only occur inside the building as well as no storage of materials outside.
- 5. Please provide existing and proposed lighting locations and a photometric plan that demonstrates compliance with parking lot lighting standards in 47-20.14.
- 6. Discuss with the DRC Engineering representative the possible installation of sidewalks, curb and gutter, and drainage along NE 12th Street and NE 7th Ave.
- 7. Provide dimensions for all drive aisles and parking spaces.
- 8. The site is abutting residential property, and pursuant to 47-25.3.d a 12' bufferyard and wall are required on the north and west property lines abutting residentially zoned land. In addition, please show the outlines, heights and existing uses of all adjacent buildings.
- 9. Provide all locations of exterior doors on the site and landscape plans.
- 10. Provide dumpster details pursuant to 47-19.4.
- 11. Please show proposed pedestrian circulation patterns on the site plan.
- 12. The subject site is within the Middle River Terrace Civic Association; it is recommended to meet with the neighborhood association.
- 13. Remove all/any existing barbwire from fencing and site.
- 14. Additional comments may be forth coming.

Division: Police Member: Detective Nate Jackson

Office-954-828-6422 Pager-954-877-7875

Project Name: Miami Iron Workers Local Case #: 6-ZR-01

272 Bldgs

Date: October 9, 2001

Comments:

1. What type of visual aid is presently employed to determine if proper personnel are utilizing stairs?

- 2. Will there be a receptionist/security personnel in the lobby?
- 3. Recommend entry on the NE corner is either card or key.
- 4. Recommend manual locks on all storage areas in the auditorium.
- 5. Is there visibility to the restrooms on the 1st floor?
- 6. Do the offices on the southern area of the bldg. offer natural surveillance?
- 7. All storage areas on the second floor should be locked.
- 8. Recommend CCTV for stairs entry/exit.
- 9. Additional questions will be exercised at the review.

Division: Zoning **Member**: Terry Burgess

828-5913

Project Name: Miami iron workers Local 272 Bldgs. **Case #:** 6-ZR-01

Date: 10/9/01

Comments:

1. Parking data as tabulated is in correct, parking for trade schools are calculated at one (1) space per one hundred fifty (150) square feet of gross floor area. Based on the gross floor area of the existing building one hundred two (102) spaces are required in accordance with section 47-20.2.

- 2. Provide setback dimensions for proposed Decorative Steel Structure.
- 3. In accordance with section 47-25.3.A.3.d a minimum of a five (5) foot height buffer wall and ten (10) foot landscape yard shall be provide when a nonresidential property abuts a residential property.
- 4. Provide parking geometics in accordance with section 47-20.11.
- 5. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
- 6. Additional comments maybe forthcoming at DRC meeting.